



JAMES  
ANDERSON



## FOR SALE

£575,000

Avondale Road, Mortlake, SW14

Located on a popular residential road in Mortlake, this period maisonette offers an abundance of charm and character. The property is located on the ground floor and the accommodation is arranged to provide one or two spacious reception rooms, depending on preferred layout, which includes a sitting room/bedroom, with attractive fireplace, and a dining room/reception that leads to a modern fitted kitchen and a bathroom. The property is enhanced by an enclosed, private garden with rear pedestrian access. The property also benefits from a share of freehold. Avondale Road is conveniently placed for the amenities of White Hart Lane and Barnes Village. For the commuter Mortlake and Barnes Bridge Stations are within walking distance, along with some excellent primary schools. The property is available for sale with no onward chain.



One/Two Bedrooms



Modern Bathroom



One/Two Reception Rooms



Modern Dining/Kitchen/Reception



EPC Rating D / Council Tax D / Share of Freehold



Near Mortlake & Barnes Bridge Stations



Excellent Local Schools



Popular Location



Private Enclosed Rear Garden



Share of Freehold

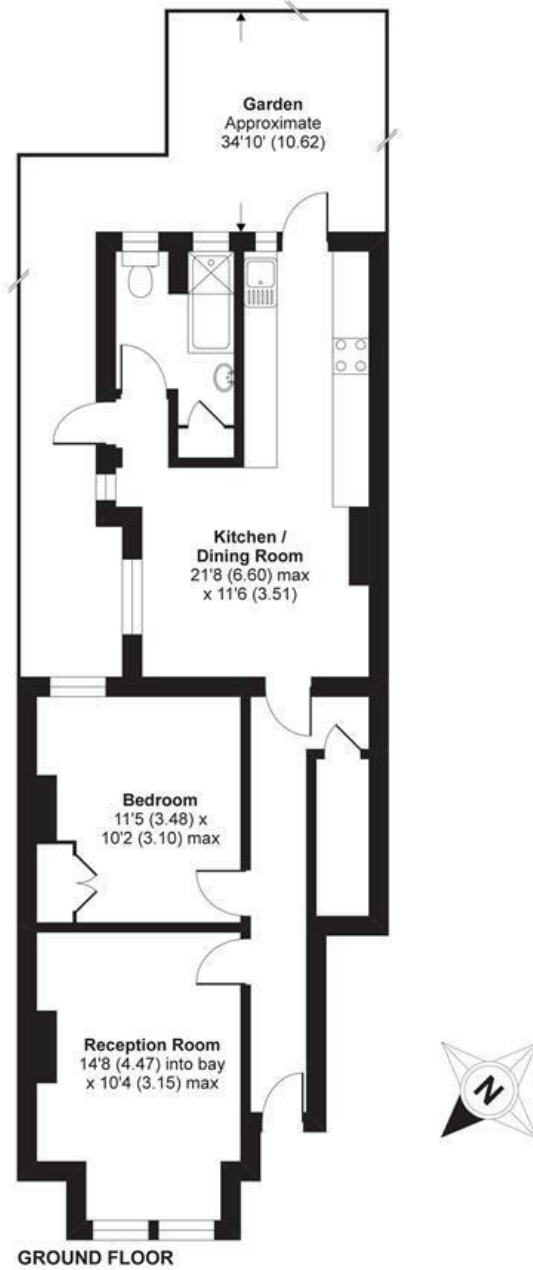


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# Avondale Road, London, SW14

APPROX. GROSS INTERNAL FLOOR AREA 648 SQ FT 60.1 SQ METRES



GROUND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or misstatement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. Specifically no guarantee is given on the total square footage of the property if quoted on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>78</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

